

**PRIME RETAIL PREMISES TO LET (MAY SELL)
43 MIDDLE STREET, CONSETT DH8 5QP**



PRIME SHOP TO LET

**GROUND FLOOR NET INTERNAL AREA 108.41 SQ M
(1,167 SQ FT)**

**ANCILLARY FIRST FLOOR, STAFF AND STORES 40.88 SQ M
(440 SQ FT)**

**OCCUPIERS IN CLOSE PROXIMITY INCLUDE DAWSON &
SANDERSON, HALIFAX, DOMINOS, CARD FACTORY
AND SELECT**



LOCATION

Consett is a popular and busy market town located approximately 12 miles south west of Newcastle upon Tyne, 11 miles north west of Durham City and approximately 8 miles west of the A1(M) motorway. The property lies in the heart of the town centre on Middle Street, Consett's prime retail thoroughfare. Middle Street is largely pedestrianised and provides an attractive location where a number of major retailers are located. **Dawson & Sanderson, Halifax, Dominos, Card Factory** and **Select** are all located in the immediate vicinity of the property.

The main town centre car park is immediately opposite the unit behind the parade, with additional on street parking to the front and rear of the subject property.

DESCRIPTION/SITUATION

The property comprises a two storey property providing sales at ground floor and ancillary staff and stores at first.

Situated on the prime pedestrianised section of Middle St and immediately opposite the Shopping Centre/Bus Station entrance other retailers in the immediate vicinity include **Specsavers, Superdrug, Greggs** and **Card Factory**.

The property has a direct access to the main town centre 150 space car park via an alleyway to the side of the premises.

Loading is available via the service lane to the rear.

LEASE

The premises are available as a new Full Repairing and Insuring lease for a term to be agreed and incorporating 5 yearly upward only rent reviews.

ACCOMMODATION

The premises are available as a new Full Repairing and Insuring lease for a term to be agreed and incorporating 5 yearly upward only rent reviews.

Gross Frontage	7.43m	24'10"
Net Frontage	6.50m	21'4"
Internal Width	6.55m	21'6"
Shop Depth	17.7m	58'1"
Ground Floor Sales	108.41 sq m	1,167 sq ft
First Floor	40.88 sq m	440 sq ft

RENT

Rental offers invited at **£16,500** per annum.

Alternatively, the property may be available on a freehold basis. Offers are sought in the region of **£175,000**

RATING ASSESSMENT

According to the Valuation Office Website the property is assessed for rating purposes as follows:-

Rateable Value £13,250

As such, the property does qualify for business rates relief subject to individual circumstances. Interested parties should check the rates payable figure with the non-domestic rates department at Durham County Council.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with any transaction.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of D 88 and the certificate is available for inspection if required.

VAT

All figures quoted in these particulars are exclusive of any VAT where chargeable.

VIEWING

Strictly by appointment with the joint agents:

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